

# Case Study

## Great Yarmouth Borough Council



### Project Outline

**Location:** Great Yarmouth, Norfolk

**Client:** Great Yarmouth Borough Council

**Brief:** To build 12 much needed homes as in-fill developments across three (former garage) sites on existing borough council housing estates

**Build Certification:** Passivhaus Certified

**System Provider:** Beattie Passive

### Project delivered:

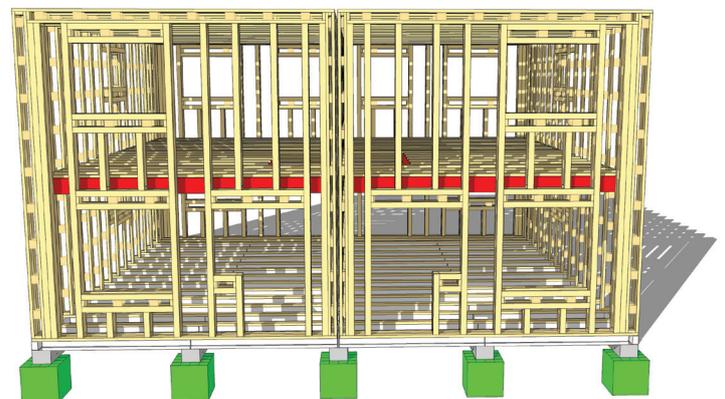
Successful development of 12 much needed homes; these were the first new council homes in the Great Yarmouth borough for 20 years. Great Yarmouth Borough Council selected the patented Beattie Passive Build System as the innovative construction method enabled the delivery of a Passivhaus timber frame structure affordably and efficiently. This delivered social, economic and environmental benefits for the residents and the community.

### Technical details:

**Ground Floor:** U-value 0.09W/m<sup>2</sup>K

**External Walls:** U-value 0.11W/m<sup>2</sup>K

**Insulated Ceiling:** U-value 0.09W/m<sup>2</sup>K



## Benefits delivered:

### Social benefits:

- Up-skilled construction students from Great Yarmouth College to manufacture and build the houses
- Local suppliers and businesses were intrinsically involved with the local building programme. 80% of contractors were local (within Norfolk and Suffolk) and small to medium enterprises (SMEs). The majority of materials, apart from a few specialist items, were supplied from local merchants

### Economic benefits:

- Over £4 million economic benefit as result of the multiplier effect from the 12 Beattie Passive houses: Construction work is especially good for generating local jobs and local economic activity. According to Shelter every £1 spent on construction generates £3.51 of total economic activity (CBI: £1: £2.84). Assuming 90% of £1 of construction was spent locally, this results in an economic benefit of £4,135,530 from these Beattie Passive projects
- Energy bill reduction: Due to the high performance of the Beattie Passive buildings the tenants have also benefited positively with a significant reduction in their energy bills (by as much as 90%)

### Environmental benefits:

- Beattie Passive developments deliver up to a 100% reduction in carbon emissions
- Limited site waste due to 3D modelling and a detailed cutting list of materials

The site received high levels of press and political attention, with the previous Secretary of State for Communities and Local Government Eric Pickles alongside Great Yarmouth MP Brandon Lewis (Also MP Housing and Planning), Cllr Trevor Wainwright, the Borough Council's Leader and Cllr Penny Linden, the Cabinet Member for Communities spent time visiting the Caistor sites.

***“I am impressed. I’d heard about this form of construction; it’s a very cheap way of building but you’re going to have a very high quality house.”***

***“We’ve already delivered nearly 100,000 affordable homes across the country since 2010, but with another £23 Billion public and private funding available from 2015, I want other councils to follow Great Yarmouth’s lead.”***

**Eric Pickles – Former Secretary of State for Communities and Local Government**



## Why Beattie Passive

Beattie Passive is the first certified Passivhaus build system in the UK and the leader for delivering Passivhaus homes. The innovative Beattie Passive System provides a design technology that simplifies the delivery of Passivhaus and tests and certifies all buildings upon structural completion.

